

20 May 2024

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela

**DISCHARGE OF PLANNING CONDITION 9 PARTS 2-6 PURSUANT TO PLANNING PERMISSION
127317/FO/2020, LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf our client, Midgard UK ('the applicant'), an application to discharge Condition 9 Parts 2-6 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-13069598).

The application comprises the following information:

- Completed Application Forms
- This Covering Letter
- Archaeological Excavation on Land at Heyrod Street Manchester – Post excavation Assessment Report (doc ref. 024/047), prepared by Museum of London Archaeology (MOLA)

The requisite fee of £145.00 has been paid via the Planning Portal.

Background

As Manchester City Council is aware, planning permission was granted for the redevelopment of the land at Heyrod Street, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (LPA ref. 127317/FO/2020). The full wording of the approved development is as follows:

"Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) car 2

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parking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.”

This permission relates to the redevelopment of land at Heyrod Street, which comprises Plot D of the Portugal Street East (“PSE”) Strategic Regeneration Framework (“SRF”) area located within Manchester City Centre. The development will offer a high-specification residential led ‘build-to-rent’ scheme, complemented by ground floor commercial space and internal and external amenity space.

Furthermore, the applicant has secured the discharge of a number of conditions attached to the consented scheme (LPA ref. 127317/FO/2020). Please see below for a summary of discharged conditions

Condition	Application Number	Date of Decision Notice
3a	CDN/21/0379	15 th October 2021
3b	CDN/21/0379	15 th October 2021
3c	CDN/22/0658	Partial Discharge – 22 nd December 2022
	CDN/23/0382	26 th July 2023
4	CDN/21/0242	19 th August 2021
5	CDN/21/0522	16 th September 2021
6	CDN/21/0522	16 th September 2021
8a	CDN/21/0242	19 th August 2021
	CDN/21/0558	13 th October 2021
	CDN/21/0864	16 th December 2021
8b	CDN/24/0202	10 th May 2024
9	CDN/21/0242	19 th August 2021
10	CDN/21/0379	15 th October 2021
11	CDN/21/0242	19 th August 2021
	CDN/22/0606	02 nd December 2022
11a	CDN/22/0642	02 nd December 2022
11b	CDN/22/0642	02 nd December 2022
11c	CDN/22/0642	02 nd December 2022
11d	CDN/22/0642	02 nd December 2022
11e	CDN/21/0708	21 st December 2021
11f	CDN/22/0642	02 nd December 2022
11g	CDN/22/0642	02 nd December 2022
11h	CDN/22/0642	02 nd December 2022
12	CDN/21/0708	21 st December 2021
13	CDN/24/0136	Refused – 17 th April 2024

	CDN/24/0345	Pending Determination
14	CDN/24/0048	20th February 2024
15a	CDN/24/0048 Planning Portal reference: PP-13060120	20th February 2024 Submitted 14 th May 2024. Pending validation
16	CDN/21/0867 CDN/24/0048 CDN/24/0136 CDN/24/0345	Partial Discharge – 30 th March 2022 Partial Discharge – 20 th February 2024 Refused – 17 th April 2024 Pending Determination
16a	CDN/21/0379	15 th October 2021
17	CDN/21/0379	15 th October 2021
21	CDN/21/0558	13 th October 2021
22a	CDN/21/0242	19 th August 2021
22b	Planning Portal reference: PP-13037234	Submitted 13 th May 2024. Pending validation
24	CDN/23/0835	20 th December 2023
35	CDN/23/0197	8 th June 2023
36	Planning Portal reference: PP-13037234	Submitted 13 th May 2024. Pending validation
38a	CDN/21/0379	15 th October 2021
38b	CDN/24/0136	26 th February 2024

DISCHARGE OF CONDITIONS

Condition 9 – Archaeology

Condition 9 Parts 2-6 states:

“2. A programme for post investigation assessment to include:

i) post-fieldwork analysis of the evaluation and excavation records and finds

ii) production of a final report on the fieldwork including a statement on the significance of the below-ground archaeological interest.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."

Part 1 of condition 9 was discharged on 19 August 2021 (ref. CDN/21/0242), and this application seeks to discharge the remaining parts (i.e. Parts 2-6) with the enclosed Post-Investigation Assessment Report. The Assessment Report provides an analysis of the post-fieldwork evaluation and excavation including a statement on the significance of the below-ground archaeological interest (which was completed in accordance with the WSI approved pursuant to application ref. CDN/21/0242). The Report analyses the conditions of and recommends further work on the excavation finds, including pottery, glass, industrial materials, animal bone and environmental remains. It also includes the review of research objectives and discuss the significance of results, in which it confirms there are no new discoveries of great significance.

The Report confirms that the archive will be held by MOLA until such a time as a suitable deposition arrangement has been made with The Manchester Museum or another designated repository, and Transfer of Title has been received. OASIS V forms will be completed for the project upon the issue of each report as part of the report procedure and each report upon receiving final sign off will be submitted to the Archaeological Data Service (ADS). Born-digital data will be deposited with a CoreTrustSeal Repository, currently the ADS, making the archive publicly accessible. The list of staff involved in the production of archaeological excavation and the post-excavation assessment report is included in page 3 of the Report.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with the discharge of Condition 9 Parts 2-6 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact Will Hannah (will.hannah@turley.co.uk) or Amy Gaskell (amy.gaskell@turley.co.uk).

Yours sincerely



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Assistant Planner

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